

# county of ventura

April 18, 2013

Housing Policy Department  
Received on:  
APR 25 2013

California Department of Housing and Community Development  
Division of Housing Policy Development  
Mr. Linn Warren, Director  
1800 Third Street, Suite 480  
P.O. Box 952053  
Sacramento, CA 94252-2053

SUBJECT: Ventura County General Plan 2012 Annual Report

Dear Mr. Warren,

The County of Ventura Planning Division is pleased to submit the attached 2013 Annual Report in accordance with Government Code Section 65400(a)(2). Pursuant to state law, the attached report provides a summary of the General Plan status, progress in its implementation, and the dates of the last revisions to the various elements. It also summarizes the County's progress in meeting its share of the regional housing needs. The report was received by the Ventura County Board of Supervisors on their April 16, 2013 agenda.

If you have any questions regarding this report, please contact me at (805) 654-2481 or Rosemary Rowan at (805) 654-2461.



Kim L. Prillhart, Director  
Ventura County Planning Division

Attachment: Board Letter and 2013 General Plan Annual Report





April 16, 2013

Board of Supervisors  
County of Ventura  
800 South Victoria Avenue  
Ventura, CA 93009

**SUBJECT: Receive and File the Ventura County General Plan 2013 Annual Report**

**RECOMMENDED ACTION:**

Receive and file the attached 2013 Annual Report (Exhibit 1) on the status of the Ventura County General Plan.

**FISCAL MANDATES/IMPACTS:**

There is no fiscal impact associated with this report except for the report preparation costs that occur annually. Government Code section 65400(a)(2) requires the preparation and filing of an annual report on the status of the General Plan with the legislative body (your Board), the Governor's Office of Planning and Research, and the State Department of Housing and Community Development.

**DISCUSSION:**

Due to unexpected time constraints that occurred during the April 9, 2013 Board of Supervisors hearing, this item was continued to the April 16, 2013 Board hearing.

California Government Code Section 65400(a)(2) requires that Ventura County submit an Annual Report that includes information on progress made to implement the General Plan and to meet its share of regional housing needs. The Annual Report must be submitted to the Board of Supervisors, the Office of Planning and Research and the Department of Housing and Community Development (HCD) in April of each year. This year's Annual Report (see Exhibit 1) is organized as follows:

- A. Overview of the County General Plan status and consistency with State General Plan Guidelines;
- B. Review of Ventura County's progress in meeting the regional housing needs objectives, including a summary of local efforts for assistance, rehabilitation and preservation of housing;
- C. Summary of Housing Element Programs and implementation status;
- D. Summary of recently completed, active and pending General Plan and Zoning Ordinance amendments; and



E. Summary of new State legislation and court decisions that may affect the General Plan and its implementation.

The first four sections of the Annual Report meet the reporting requirements of Government Code Section 65400(a)(2). Section E provides additional information on recent legislative actions and court decisions that could affect the General Plan and its implementation. This year's Annual Report includes housing data for the 2012 calendar year as well as information on conditions unique to Ventura County that affected housing construction during the year 2012. Information on housing-related information was also presented to the Board on February 26, 2013 as part of a progress report on the 2014-2021 Housing Element.

### **General Plan Status Summary**

Amendments to the Ventura County General Plan, Area Plans, Coastal Zoning Ordinance, Non-Coastal Zoning Ordinance and Subdivision Ordinance are ordinarily prepared by the Long-Range Planning Section of the Planning Division. Amendments may be initiated in one of several ways:

- The State mandates an amendment;
- The Board of Supervisors initiates an amendment;
- The Planning Division recommends that the Board initiate an amendment; and
- A private party initiates an amendment.

In all cases, amendments must be adopted by the Board of Supervisors. In one case, the Local Coastal Program, the Board's adoption of an amendment only becomes effective when certified by the California Coastal Commission (CCC).

Staff found that the Ventura County General Plan is consistent with the requirements of the State Guidelines. One project in process by the Long Range Planning Section, the 2014-21 Housing Element, is intended to keep the County's General Plan consistent with State law. Although no amendments to the General Plan were processed in 2012, several amendments were processed to its implementing ordinances as discussed below:

- *Crown Pointe Estates LLC* (Ventura-Los Angeles County Line): This privately-initiated amendment was certified by the California Coastal Commission (CCC) on June 14, 2012. It will allow subdivision of the property into three residential lots.
- *Non-Coastal Zoning Ordinance Text Amendment Pre-Screening, Agromin* (Countywide): On June 26, 2012 the Board approved a pre-screening for a text amendment that would allow large-scale, commercial organics processing operations within the Agricultural-Exclusive (AE) Zone on land classified as "prime" on the California Department of Conservation's Important Farmlands Map. Agromin has not yet submitted its application for a Conditional Use Permit for a biogenic facility, which when submitted will be processed concurrently with the Non-Coastal Zoning Ordinance text amendment.
- *Coastal Zoning Ordinance*: On February 7, 2013 the California Coastal Commission certified Phase 1 amendments to the Coastal Zoning Ordinance, which went into effect on March 9, 2013. Phase 1 amendments are intended to

bring the County's Coastal Zoning Ordinance in line with changes to State regulations, technology, and standard practices that occurred since the adoption of the ordinance in 1983.

Related projects completed last year include the Regional Housing Needs Assessment, or RHNA, an update to the Locally Important Species List, the 2012 Annual Report, and a Sustainable Communities Grant application, which resulted in an award of \$413,000 for the Saticoy Area Plan update from the Strategic Growth Council (SGC).

County staff is currently processing several amendments to the General Plan, Non-Coastal Zoning Ordinance, and Coastal Zoning Ordinance. Two major, public-initiated projects funded by grants include the Saticoy Area Plan Update and Phase 2 amendments to the Local Coastal Program (LCP), which will include amendments to the Coastal Area Plan and Coastal Zoning Ordinance. The list of active projects includes two State-mandated projects, the 2014-21 Housing Element and the Density Bonus Ordinance. Staff is also developing a Wireless Communications Facility Ordinance, which was initiated by the Board in November 2011. Also, two privately-initiated General Plan amendments and a privately-initiated rezone are being processed. Finally, three recent actions taken by LAFCO<sup>1</sup> require updates to General Plan and zoning maps as well as text references.

Section D of the Annual Report includes more detailed information on each amendment currently in process, along with pending amendments, staff assignments, and estimated Board hearing dates.

### **Saticoy Area Plan Update Issue**

One of the Planning Division's grant-funded General Plan amendments is a comprehensive update to the Saticoy Area Plan. Pursuant to Board direction in April 2010, the Planning Division obtained two grants to fund a two-phased approach to the Saticoy Area Plan update:

- Old Town Saticoy (SCAG grant, \$125,000)
- Full Area Plan Update (Sustainable Communities Grant, \$413,000)

Early in the planning process, it became clear that future plans for the Saticoy community could be placed at risk unless the City of Ventura amends its current extraterritorial water policy for Saticoy. Water service for Saticoy is the responsibility of the City of Ventura, and the City limits service extensions within Saticoy to a ¾ inch pipe. Such limited service does not support the type of commercial, residential and industrial development envisioned by the City's Saticoy & Wells Community Plan or the County's preliminary draft for the Saticoy Area Plan. In fact, Action Policy 11.5.7 of the City's Saticoy & Wells Community Plan, adopted in 2009, would potentially resolve the contradiction between the City's General Plan and water policy:

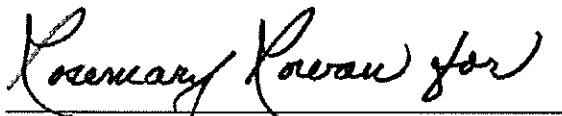
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<sup>1</sup> In 2012, LAFCO approved a change to the sphere of influence for the City of San Buenaventura, the annexation of the Montalvo area to the City of San Buenaventura, and the annexation of East Area 1 to the City of Santa Paula.

*"Amend Municipal Code sec. 22.110.055 for water connections outside city limits to establish criteria for providing water to the unincorporated areas of Saticoy. Consult with the County of Ventura and other appropriate entities."*

During the previous year, the Planning Division monitored City events related to the Saticoy water policy and took advantage of opportunities to encourage the City to amend its extraterritorial water policy for Saticoy. As envisioned by Action Policy 11.5.7 of the City's Saticoy and Wells Community Plan, a cooperative effort by the City and County is clearly warranted to *"amend the City's Municipal Code ... to establish criteria for providing water to the unincorporated areas of Saticoy"*. An opportunity to amend the water policy was initiated on September 24, 2012, when the Ventura City Council requested that Ventura Water prepare options for a draft water rights ordinance for new development outside the City. Ventura Water is tentatively scheduled to return to the City Council in April 2013 with a draft ordinance. In May 2013, Ventura Water is also scheduled to return to the City Council to conduct a workshop on unresolved water demand and supply issues. At this time, however, it is unclear whether the City will amend its water policy and it seems unlikely the City will do so before they've reached a consensus on water demand and supply issues. Another forum for review of the Saticoy water policy could occur as part of the City's 2014-2021 Housing Element, as State law now requires that the City include an analysis of infrastructure needs or deficiencies (including water) for economically disadvantaged communities, such as Saticoy, within its sphere of influence. The draft Housing Element will go before the City Council, but no hearing date is set for its review.

This letter and Annual Report were reviewed by the offices of the County Executive Office, Auditor-Controller's Office, and County Counsel. If you have any questions regarding this matter, please contact me at (805) 654-2481 or Rosemary Rowan, Long-Range Section Manager at (805) 654-2461.



Kim L. Prillhart, Director  
Ventura County Planning Division

Attachments:

Exhibit 1: Ventura County General Plan 2013 Annual Report

cc: Governor's Office of Planning and Research  
California Department of Housing and Community Development  
Ventura County Planning Commission

# **Exhibit 1**

## **VENTURA COUNTY GENERAL PLAN**

### **2013 ANNUAL REPORT**

California Government Code Section 65400(a)(2) requires that Ventura County submit an Annual Report on the status of the General Plan that includes information on progress made to implement the General Plan and to meet its share of regional housing needs. This Annual Report must be submitted to the Board of Supervisors, the Office of Planning and Research and the Department of Housing and Community Development (HCD) in April of each year. This year's Annual Report is organized as follows:

- A. Overview of the County General Plan status and consistency with State General Plan Guidelines;
- B. Review of Ventura County's progress in meeting the regional housing needs objectives, including a summary of local efforts for assistance, rehabilitation and preservation of housing;
- C. Summary of Housing Element Programs and implementation status; and
- D. Summary of recently completed, active and pending General Plan and Zoning Ordinance amendments; and
- E. Summary of new State legislation and court decisions that may affect the General Plan and its implementation.

The first four sections are intended to meet the reporting requirements of Government Code Section 65400(a)(2). Section E provides additional information on recent legislation or court decisions that could affect the General Plan. This year's Annual Report includes housing data for the 2012 calendar year as well as information on conditions unique to Ventura County that affected housing construction during the year 2012.

#### **A. Overview of General Plan Status and Consistency with State General Plan Guidelines**

Section 65400 of the Government Code requires jurisdictions to include the degree to which the approved General Plan complies with the State of California General Plan Guidelines (Guidelines) in their Annual Report. Planning Division staff reviewed the State's General Plan Guidelines, and determined that Ventura County's General Plan meets the mandatory requirements described therein.

The Guidelines provide a definitive interpretation of State statutes and case law as they relate to planning. In addition, the Guidelines outline the general framework for preparation and revision of a General Plan, Attorney General Opinions, and the relationship of the General Plan to State CEQA requirements. Finally, the Guidelines describe elements that are mandatory for all General Plans (e.g., Housing Element, Land Use Element, Circulation Element, etc.). In general, however, the State's Guidelines are advisory rather than prescriptive, thus preserving opportunities for local jurisdictions to address contemporary planning topics in a locally appropriate manner.

Staff found that the Ventura County General Plan is consistent with the requirements of the State Guidelines:

- In 2005, the County adopted a focused update to the General Plan that involved changing the General Plan horizon year from 2010 to 2020. The focused amendment included updates to the Goals, Policies and Programs, to three appendices (Land Use Appendix, Public Facilities and Services Appendix, Hazards Appendix), and to six of the Area Plans.
- In October 2011, HCD certified the County's Housing Element as being in compliance with State housing law. The County is currently processing a draft 2014-2021 Housing Element.

Attachment 1 details the way in which the uniquely structured Ventura County General Plan integrates the mandatory elements into various chapters and appendices. Attachment 2 lists adoption dates of the most recent revisions to various chapters of the General Plan and associated Area Plans. In addition to the General Plan, the Planning Division maintains ten Area Plans that incorporate community-specific goals and policies. As shown in Attachment 2, dates for the most recent *comprehensive* update to the County's Area Plans ranges from 1988 to 2008.

## B. Review of Ventura County's Progress in Meeting the Regional Housing Needs Objectives

### Housing Objectives

The Southern California Association of Governments (SCAG) adopted the Regional Housing Needs Assessment (RHNA) for all jurisdictions within the region for the period from January 1, 2006 to December 31, 2013. The RHNA dwelling unit (DU) numbers by income category for the unincorporated area of Ventura County (including extremely low-income) are shown in Table 1 below.

**Table 1**  
**2006-2013 RHNA for Unincorporated Ventura County**

Income Category	SCAG's Regional Housing Need Allocation Plan 1/2006 6/2014 (DUs)	Approximate Annual Housing Need (DUs)
Extremely Low (<30% median)	152	18
Very Low (>30%-<50% median)	153	18
Low (>50%-<80% median)	250	29
Moderate (>80%-<120% median)	291	34
Upper (>120% median)	558	66
<b>Totals</b>	<b>1,404</b>	<b>165</b>

### Ventura County's Progress in Meeting Housing Needs

Table 2 illustrates the housing units that were completed within the unincorporated area



by dwelling unit type between January 1, 2006 and December 31, 2012.

**Table 2**  
**Housing Completions by Dwelling Unit Type (1/06-12/12)**

Dwelling Unit Type	2006 (DUs)	2007 (DUs)	2008 (DUs)	2009 (DUs)	2010 (DUs)	2011 (DUs)	2012 (DUs)	Total DUs
Single-Family Conventional Dwellings	159	119	102	77	62	46	28	593
Single-Family Mobile Homes	24	21	11	8	5	4	3	76
Second DU's	38	26	33	24	14	9	7	151
Farmworker Units	1	4	9	1	0	1	8	24
Apartments	130	58	0	0	0	0	66	254
Townhomes	114	2	4	0	0	0	0	120
<b>Total</b>	<b>466</b>	<b>230</b>	<b>159</b>	<b>110</b>	<b>81</b>	<b>60</b>	<b>112</b>	<b>1,218</b>

Of the 112 dwelling units completed in 2012, approximate 4 percent were located within the Camarillo area, 5 percent were located within the Moorpark areas, 13 percent were located in the Thousand Oaks area, and 59 percent were located in the Piru area. The remaining 19 percent was scattered throughout the unincorporated area of the County.

As shown in Table 2, the economic recession that occurred during this housing cycle resulted in reduced housing construction in unincorporated Ventura County. For example, the number of dwelling units built in 2011 (60) was only 13 percent of the number of dwelling units built in 2006 (466). Although construction of most dwelling unit types decreased between 2006 and 2011, in 2012 there was a rise in apartment units due to the completion of the Valle Naranjal project, which is a 66 unit farmworker housing complex in Piru.

### **Housing Completions by Income Category**

A summary of housing completions by income category is provided in the next section. By the end of year seven of the eight-year Housing Element cycle, 1,218 dwelling units were constructed, or about 87% of the total RHNA allocation for the 2006-2013 Housing Element cycle. Although a deficit of 244 units remains for lower-income households, a surplus of 35 units (about 110 percent of the RHNA allocation) was constructed for moderate-income households during the first seven years of this cycle. In addition, if 34 uncategorized units were placed in the upper-income category, there will be a surplus of the upper-income units as well.

### **Determining Affordability**

In order to determine the affordability of housing units, both household income and cost of the new housing units must be determined. First, gross income by affordability is calculated based on annual median income for a family of four. According to the U.S. Department of Housing and Urban Development (HUD), the median family income (for a family of four) in Ventura County in FY 2012 was \$89,300. Utilizing the County median income, the monthly gross income for the four income categories can be calculated and

are shown in Table 3 below.

**Table 3**  
**Estimated 2012 Income and Maximum Affordable For-Sale Unit Cost**

<b>Income Category</b>	<b>Estimated 2012 Annual Gross Income for Family of Four</b>	<b>Maximum Monthly Affordable Housing Payment</b>	<b>Maximum Affordable For-Sale Unit Cost</b>
<b>Extremely Low</b> ( < 30% of median)	Up to \$26,790	Up to \$670	Up to \$244,792
<b>Very Low</b> ( >30% - <50% of median)	\$26,790 to \$44,650	\$670 to \$1,116	\$244,791 to \$407,986
<b>Low</b> ( >50% - <80% of median)	\$44,650 to \$71,440	\$1,116 to \$1,786	\$407,986 to \$652,778
<b>Moderate</b> ( >80% - <120% of median)	\$71,440 to \$107,160	\$1,786 to \$2,679	\$652,778 to \$979,167
<b>Upper</b> ( >120% of median)	Over \$107,160	Over \$2,679	Over \$979,167

Estimates of the ability of households to pay for housing based on 2012 income categories are also shown in Table 3 above. The maximum affordable monthly housing payment assumes that no more than 30 percent of a household's gross income is devoted to rent or home loan payment. Maximum affordable unit cost is the maximum cost of a for-sale residential unit, assumes a 20 percent down payment with 30 percent maximum gross monthly income payment and a fixed 3.42 percent Annual Percentage Rate (APR) for a 30-year loan (APR from [www.fhfb.gov](http://www.fhfb.gov)). Using the maximum monthly affordable housing payment, the maximum affordable for-sale unit cost is calculated as shown in the last column of Table 3.

Based on the information in Table 3, staff categorized most of the dwelling units completed between January 2006 and December 2012 by affordability category. Where actual sales data could not be attained, staff researched online by using the real estate website "Zillow" to determine market value estimates for the newly constructed single-family units. In some cases, units were placed in the upper income category due to their location. In instances where complete or consistent information is not available, staff has placed the units in the unknown category. Of the 1,218 dwelling units completed between 2006 and 2012, 34 (approximately 3 percent of total) are listed in the unknown category due to the unavailability of sales data as required by HCD. A summary of completed units by affordability category is provided in Table 4.

#### **Annual Housing Completions Report (2012 Units)**

HCD adopted definitions and forms in March 2010 for use in reporting status of housing elements pursuant to Government Code Section 65400. The forms require information concerning annual number of housing units constructed and their affordability. Completed forms, including the 2012 new housing construction information, are provided in Attachment 3 (HCD Tables A, A2 and A3) and are summarized below.

- Annual building activity: Attachment 3, Table A shows the annual building activity including new construction of very low, low and mixed-income multifamily projects for 2012. As shown, in the year 2012 a total of 112 dwelling units were constructed. Of those units, a total of 83 lower-income dwelling units (including extremely low, very low and low-income categories) were constructed in 2012. The types of lower-income dwelling units constructed in 2012 included 3 single-family dwellings, 4 second dwelling units, 8 farmworker dwelling units and 65 multi-family dwelling units. As requested by HCD, a list of lower-income dwelling units by assessor parcel number is provided in Attachment 4.
- Units rehabilitated, preserved and acquired: Attachment 3, Table A2 is designed to report the annual number of units that were rehabilitated, preserved and acquired pursuant to GC Section 65583.1(c)(1). As reported by the 2011-2012 Consolidated Annual Performance and Evaluation Report (CAPER), a reported 12 units in the unincorporated areas fell into this category, but none of them could be counted towards the RHNA as they did not meet all of HCD's criteria. For example, for any dwelling unit to be eligible, long-term affordability covenants and restrictions ensuring affordability for lower-income households for at least 20 years are required. In most cases, there is no mechanism or entity to ensure affordability. More detail regarding the location and funding for these efforts is provided below under *Housing Assistance, Rehabilitation, and Preservation Programs*.
- Moderate/ above-moderate income units: Attachment 3, Table A3 summarizes annual building activity for moderate and above moderate income units not reported in Table A. As shown, there were a total of 6 moderate-income and 20 above-moderate income level units constructed in 2012. The moderate-income level units consisted of 3 single-family, 1 multi-family dwelling unit and 2 second dwelling units. The above-moderate income level units were comprised of 18 single family, one mobile home and one second dwelling unit.
- Progress towards RHNA: Attachment 5 (HCD Table B) summarizes the Regional Housing Needs Allocation Progress by year. The very low income level category shown in Attachment 5 includes both extremely low and very low categories.

Table 4 below provides a summary of the information presented in Attachments 3 and 5 including the dwelling units completed between 2006 – 2012 by income category as established by the RHNA and the remaining housing needs for the 2006-2013 SCAG RHNA by income category.

**Table 4**  
**Remaining Housing Need by Income Category**

	Lower Income (<80% of median)			Moderate Income (80-120% of median)	Upper Income (>120% of median)	Unknown	Total
	Extremely-Low Income (<30% of median)	Very-Low Income (30-50% of median)	Low Income (50-80% of median)				
2006-2013 Housing Need	152	153	250	291	558	--	1404

	Lower Income (<80% of median)			Moderate Income (80-120% of median)	Upper Income (>120% of median)	Unknown	Total
	Extremely-Low Income (<30% of median)	Very-Low Income (30-50% of median)	Low Income (50-80% of median)				
2006 - 2012 Housing Completions	51	90	170	326	547	34	1,218
<b>Remaining Housing Need</b>	<b>101</b>	<b>63</b>	<b>80</b>	<b>(35)</b>	<b>11</b>	<b>(34)</b>	<b>186</b>

As noted previously, about 87% of the total RHNA allocation was constructed by the end of year seven of the eight-year Housing Element cycle. Although a deficit remains for lower-income households, a surplus was constructed for moderate-income households. In addition, there are 34 units that were not categorized due to lack of reliable data. If all 34 units were placed in the upper-income category, there will be a surplus as well.

#### **Housing Assistance, Rehabilitation, and Preservation Programs:**

Every year, Ventura County prepares a Consolidated Plan that identifies the unmet needs for affordable and supportive housing, community development programs, social service programs and economic development opportunities for low-income residents. In 2009-2010, County of Ventura staff, with input from member jurisdictions of the Community Development Block Grant (CDBG) Entitlement Area (EA) and area organizations (Fillmore, Moorpark, Port Hueneme, Ojai and Santa Paula), collectively prepared the 2010-12 Consolidated Plan to address unmet needs of low-income persons in the EA and proposed a three-year strategy to meet those needs. The 2011-12 Consolidated Annual Performance and Evaluation Report (CAPER) represents the second year of the three-year period addressed in the 2010-12 Consolidated Plan. The Consolidated Plan must be approved by the U.S. Department of Housing and Urban Development (HUD) in order for the County to receive a variety of federal grants including CDBG, Emergency Shelter Grant (ESG) and the HOME Investment Partnership Act (HOME) grant.

The Ventura County 2011-2012 Consolidated Annual Performance and Evaluation Report (CAPER) contains information regarding accomplishments funded by and in keeping with the intent of the CDBG, HOME, American Dream Down-payment Initiative (ADDI) (which is considered part of the HOME program), ESG and other funding sources for the period of July 1, 2011 through June 30, 2012.

On April 6, 2010 the Board of Supervisors allocated \$3,100,000 in one-time funding to support three programs. The allocation included \$2,000,000 in two-to-one matching funds for the construction of year-round emergency shelters. However, with no applications forthcoming, and the demonstrated success of the Homeless prevention and Rapid Re-Housing Program (HPRP) funded with a one-time federal grant, the Board of Supervisors allocated \$750,000 of those funds to extend the HPRP program for what is expected to be another two years. The balance of the funding remains set aside for its intended purpose. \$600,000 was used by the Behavioral Health Department for two projects – one targeted for men and one for women – both social model detoxification facilities. The success of these projects will be re-evaluated after three years to

determine whether social model detoxification is something to be pursued long term. \$500,000 was used for the creation of the Ventura County Housing Trust Fund (VCHTF), which was recently designated a 501(c)(3) organization and was awarded \$2 million in funds from the Department of Housing and Community Development (HCD). A Notice of Funds Availability (NOFA) for \$750,000 in short-term financing through the Trust Fund was issued towards short-term financing for low-income housing and will be made available in spring 2013. The VCHTF continues its fundraising activities to ensure access to the entire \$2 Million award from HCD that must be matched dollar for dollar. They also continue efforts to develop a permanent source of funding.

The Consolidated Plan and the 2011-12 CAPER are available on the Ventura County website at <http://ceo.countyofventura.org> under Community Development, HUD Grants. The CAPER is the source document for this summary. The County is involved in housing programs for various low-income and other special needs groups. The following programs, projects and activities illustrate the County's progress towards meeting the identified housing needs for the 2011-12 fiscal year. Major programs and projects are summarized below:

Housing located within unincorporated Ventura County:

- County – Housing Rehabilitation: Neighborhood Revitalization program, CDBG (2)
- County RDA – Housing Rehabilitation: Piru Housing Preservation Program (10)
- Piru – Special needs: Valle Naranjal, HOME (11)

Housing located outside unincorporated Ventura County:

- Fillmore – New Construction: Fillmore Central Station Townhomes, HOME (8 mortgage assistance grants)
- Santa Paula – Housing Rehabilitation: Housing Rehabilitation Loan Program (2 projects)
- Port Hueneme – Code Enforcement: Neighborhood Strategy Area (843 cases)
- Santa Paula – Code Enforcement: Code Enforcement Program (194 cases)
- Santa Paula – Rental: Rodney Fernandez Gardens, HOME (11)
- Moorpark – Rental: Charles Street Family Housing, HOME (4)
- Fillmore – Rental: Central Station Townhomes, HOME (8)
- Ventura – Rental: Encanto Del Mar, Neighborhood Stabilization Program (NSP) (\$443,646)
- Santa Paula – Special Needs: Habitat for Humanity, HOME (4)
- Santa Paula – Special Needs: The Orchard, HOME/CDBG-R/NSP (20)
- Port Hueneme – Public Housing Rehab: Security improvements, CDBG

As noted above, Ventura County funds housing programs and facilities outside the unincorporated County, consistent with its mission and the Guidelines for Orderly Development. While programs located outside the County's jurisdictional boundary are not included in Annual Report summary data, they do address the County's unmet needs for affordable and supportive housing, community development programs, and social service programs for low-income residents. Additional funding and accomplishments related to the Super NOFA- Continuum of Care and the Ventura County Housing and Homeless Coalition can also be found on the CEO website, cited above.

## **C. Summary of Housing Element programs and Implementation Status**

All Housing Element programs and their implementation status are summarized in Attachment 6 (HCD Table C). Housing Element programs are either implemented through the County's Resource Management Agency (Planning Division) or through Community Development Division of the County Executive Office. The Resource Management Agency's Planning Division currently encourages the construction of affordable housing in the unincorporated areas of the County through implementation of programs identified in the 2006-2014 Housing Element. Starting in 2014, the Planning Division will begin to implement the programs identified in the 2014-2021 Housing Element. The Board of Supervisors adopted the 2006-2014 Housing Element in June 2011, and HCD certified it in October 2011 as being in compliance with California Housing Element law. The County expects the Board of Supervisors to adopt the 2014-2021 Housing Element in late 2013. Following its adoption, the 2014-2021 Housing Element will be submitted to HCD for certification.

Additional planning efforts related to the Housing Element, including preparation of the 2014-2021 Housing Element, are described under the *State Mandated Projects* heading in Section C above. As described in Sections B, C and D above, the Planning Division continues to process amendments to the Coastal and Non-Coastal Zoning Ordinance that implement programs identified in the Housing Element.

## **D. Summary of General Plan and Zoning Ordinance Amendments**

This section presents a summary of amendments to the Housing Element or other Elements of the General Plan as well as its implementing ordinances. The summary is divided into three sections: (1) recently completed amendments, (2) active amendments, and (3) pending amendments.

### **Recently Completed Amendments**

During 2012, the Ventura County Board of Supervisors reviewed and approved one General Plan Amendment (GPA), a comprehensive Coastal Zoning Ordinance Amendment, and a pre-screening for a text amendment to the Non-Coastal Zoning Ordinance.

#### *Publicly Initiated Amendments*

- **Coastal Zoning Ordinance:** On February 7, 2013 the California Coastal Commission certified Phase 1 amendments to the Coastal Zoning Ordinance (CZO). Amendments certified by the Coastal Commission were first adopted by the Board of Supervisors on July 31, 2012 and were later amended by the Board on December 11, 2012 to include minor changes recommended by the Coastal Commission during its November 15, 2012 hearing. Amendments to the CZO are intended to bring the County's Coastal Zoning Ordinance in line with changes to State regulations, technology, and standard practices that occurred since the adoption of the ordinance in 1983 and include two types of changes:

- (a) *Regulatory clarifications:* These amendments corrected errors and explain regulatory intent. They also codify regulatory procedures as they are implemented today, and did not change the current level of protection for

sensitive coastal resources, limit access to coastal areas, or contradict any adopted policies in Ventura County's LCP or the Coastal Act.

- (b) *Minor policy changes*: These amendments address new technology and standard practices that occurred since the original adoption of the CZO in 1983. They also updated administrative procedures and provided required protections for sensitive coastal resources, in conformance with adopted policies in the Coastal Act and Coastal Area Plan.

The CZO amendments went into effect on March 9, 2013. (Case Planners: Katie Matchett, Jennifer Welch)

#### *Privately Initiated Amendments*

- **Crown Pointe Estates LLC** (Ellice Street, Ventura-Los Angeles County Line): This amendment to the Ventura County Coastal Zoning Ordinance was certified by the California Coastal Commission (CCC) on June 14, 2012. The amendment changed the zoning designation of the subject property from CRE-5 ac (Coastal Rural Exclusive, 5-acre minimum parcel size) to CRE-2 ac (Coastal Rural Exclusive, 2-acre minimum parcel size). (Case Planner: Chuck Anthony, Residential Permits Section)
- **NCZO Text Amendment Screening, Agromin (Countywide)**: On June 26, 2012, the Board of Supervisors approved a pre-screening for a privately-initiated text amendment that would allow large-scale, commercial organics processing operations within the Agricultural-Exclusive (AE) Zone on land classified as "prime" agricultural land on the California Department of Conservation's Important Farmlands Map. Agromin has not yet submitted its application for a Conditional Use Permit for a biogenic facility, which would be processed concurrently with the NCZO text amendment. (Case Planner: Shelley Sussman)
- **Catalde (Simi Valley) - Withdrawn**: The proposed zoning ordinance amendment would have modified allowable uses in the AE zone to permit permanent filming activities with a Conditional Use Permit. This amendment was pre-screened by the Board in March 2011, but the amendment was not approved at that time for further processing. In October 2012, the application was closed upon receipt of a formal withdrawal request from the applicant. (Case Planner: Katie Matchett)

Related projects completed in 2012 included the Regional Housing Needs Assessment process, an update to the Locally Important Species List, the Annual Report, and public information prepared to implement a Housing Element program.

#### **Amendments Currently in Process**

##### *State Mandated:*

- **2014-2021 Housing Element (Countywide)**: The State-mandated 2014-2021 Housing Element includes housing-related goals, policies and programs that once adopted will be incorporated into the Land Use Element of the General Plan. The associated technical appendix for the Housing Element will also be incorporated into the Land Use Appendix of the General Plan. On November 26, 2012, the State Housing and Community Development (HCD) Department approved SCAG's Regional Housing Needs Allocation Plan, which allocates 1,015 units to the unincorporated County. An updated draft of the Housing Element, which includes the

RHNA allocation, was reviewed by the Board of Supervisors on February 26, 2013 prior to its submittal to State Department of Housing and Community Development (HCD) on March 5, 2013 for a mandatory review. Provisions that comply with new State mandates required by SB244 and SB1241 are currently under development, and will be processed with the Housing Element. Formal Board adoption of the Housing Element is expected in November 2013, and that will be followed by a submittal to HCD for certification. (Case Planners: Kari Finley, Jennifer Choi)

- **Density Bonus Ordinance** (Non-Coastal Zoning Ordinance): This program will update Articles 16 and 19 of the Non-Coastal Zoning Ordinance (NCZO) pertaining to density bonuses. The update is required to bring the County's density bonus provisions into compliance with state density bonus law. This is a state-mandated program that is scheduled to be completed concurrently with the Housing Element update. Staff drafted the ordinance and met with stakeholders for additional public input in March 2013. This amendment will be brought forward for Board review and approval simultaneously with the Housing Element later this year. A subsequent amendment to the Coastal Zoning Ordinance (CZO) will be processed concurrent with LCP amendments. (Case Planner: Kari Finley)

*Grant/Trust Funded Projects:*

- **Local Coastal Program (Coastal Area Plan, Coastal Zoning Ordinance):** This project is funded with a grant from the federal Coastal Impact Assistance Program, or CIAP. The Board of Supervisors approved preliminary proposals for funding through the federal program in 2007, and the County subsequently received funding for policy-related projects that meet its objectives, which generally include protection and improvement of coastal resources and habitats. Projects are divided as follows:
  - a. Coastal Biological Resources – Examines the coastal habitat of the Santa Monica Mountains, is focused on procedural and/or policy changes necessary to help preserve the coastal habitat. Work is divided into eleven phases, and current work is focused on defining a standard methodology for assessing habitat value (including Environmentally Sensitive Habitat Areas, or ESHA). (Tentative Project Completion Date: July 2014; Case Planner: Unknown)
  - b. Local Coastal Plan Amendment – Staff is currently working on the Phase 2 amendment process, which includes the following components: landscape standards/guidelines, tree protection, coastal trail, coastal biology, film permits, and a variety of miscellaneous amendments (signs, parking, etc.). A public outreach component is included as part of this project, and public meetings are tentatively scheduled for summer 2013. The project is scheduled for completion in 2015. (Case Planners: Jennifer Welch, Jennifer Choi)
- **Saticoy Area Plan Update:** On April 2010, in conjunction with a privately-initiated screening for a General Plan Amendment (GPA) for five parcels in Saticoy, the Board of Supervisors directed staff to seek grant funds to update the Saticoy Area Plan. Pursuant to this direction, the Planning Division successfully applied for two grants that fund a two-phased approach to the Saticoy Area Plan update:
  - a) Phase 1: Old Town Saticoy. The Southern California Association of Governments (SCAG) awarded a grant through its Compass Blueprint program in 2011 and work began in 2012. The approximately \$125,000 SCAG grant is



allocated for consultant work. Tasks include a community outreach program, a multi-modal circulation analysis and improvement plan, land use and circulation proposals, and draft design guidelines. Work is scheduled to be complete in April 2013. (Consultant: Sargent Town Planning)

- b) Phase 2: Area Plan Update. Phase 2 work is being conducted using a \$413,000 Sustainable Communities Planning Grant from the State of California's Strategic Growth Council. The grant provides funds to transform work products from Phase 1 into regulatory documents and to expand the project scope to the entire Saticoy Area Plan. Work products include:

- Area Plan Update (land use and circulation maps, goal/policy statements)
- Technical Appendix
- Revised zoning and development standards
- Initial Study and Environmental Impact Report, with technical appendices.

With the exception of the environmental document, work products are funded by the two grants.

- c) Privately-initiated GPA screening (Rogers, and Rolls/Jakran LLC). In April 2010, the Board approved a privately-initiated GPA screening that would change the land use designation and zoning on five parcels from R2 (Two-Family Residential) to M1 (Industrial Park) use and CPD (Commercial Planned Development). Although the project is no longer active, landowners are participants in the planning process for the Saticoy Area Plan update.

(Progress Report: Fall of 2013; Estimated Board Hearing Date: Fall 2015; Case Planners: Shelley Sussman, Ruchita Kadakia)

- **LAFCO** – The following actions taken by LAFCO require updates to General Plan and zoning maps as well as text references:
  - a) On January 16, 2013 LAFCO approved a change to the Sphere of Influence for the City of San Buenaventura that removed approximately 55 acres of territory located south of Channel Drive and North of Highway 101.
  - b) On July 18, 2012, LAFCO approved the annexation of approximately 56 acres in the Montalvo area to the City of San Buenaventura
  - c) On March 16, 2011, LAFCO approved the annexation of approximately 553 acres of East Area 1 to the City of Santa Paula

(Estimated Completion Date: FY2013-14; Case Planner: Unknown)

#### *Other Board-Initiated Amendments*

- **Wireless Communications Facilities Ordinance (Non-Coastal and Coastal Zoning Ordinance)**: Ventura County does not currently have a comprehensive set of regulations for WCFs, which can make processing applications challenging and time consuming. On November 13, 2012, the Board initiated amendments to the Non-Coastal and Coastal Zoning Ordinances that would provide a comprehensive set of regulations for Wireless Communication Facilities, or WCF. The Board action also initiated potential amendments to relevant General Plan or Area Plan policies to ensure consistency with the proposed ordinance amendments. (Estimated Board

Hearing Date for NCZO Amendment: January 2014. Estimated Board Hearing Date for CZO Amendment: 2015. Case Planners: Annie Shim, Kari Finley)

*Privately Initiated Requests:*

- **Las Posas Valley (Somis):** In August 2012, Sunshine Agriculture submitted a request for a zone change for the 451-acre portion of a 1,083 acre property from Open Space (OS), 160 acre to Agriculture Exclusive (AE), 40 acre. The property is located in Somis, near Donlon Road and McBean Drive. The project includes a Parcel Map Waiver and Voluntary Merger but no Tentative Map. (Case Planner: Shelley Sussman)
- **Colton Lee Communities (Santa Susana Knolls):** This GPA application was initiated by the Board in July 2004 for post-screening processing to designate a 23.67 acre area from Existing Community (RE-5 ac., RE-1 ac., and RE-20,000 sq. ft. to Existing Community (RPD-8 du/ac or the actual average density of the RE-10,000 sq. ft. zoned portion of the Santa Susana Existing Community, whichever is less) and a 20 percent lower-income housing set-aside. The current project description differs from the original GPA request, as it would allow the applicant to subdivide the property into 60 lots and develop a single-family dwelling on each of them. (Estimated Board hearing date: August 2013; Case Planner: Dan Klemann, Planning Mgr.)
- **Nathan Borin (Lake Sherwood):** This GPA application (GP07-0005) was initiated by the Board in February 2008 for post-screening processing to amend the water and sewer policies of the Lake Sherwood/Hidden Valley Area Plan to allow the extension of water and sewer service to existing lots contiguous to the Lake Sherwood Community for which a service easement was granted. The application is incomplete, and the applicant elected to test alternative solutions for septic systems and water wells. (Case Planner: Jennifer Welch)

**Pending or Recommended Amendments**

*State Mandated Changes*

- **Safety Element/Subdivision Ordinance** – SB 1241, passed by the State legislature in 2012, mandates that local governments update their Safety Element for fire hazard planning. County staff will evaluate SB 1241 to determine if an amendment to the Hazards Element is required.
- **Zoning Ordinance Amendments (ZN11-0001, Countywide):** Since the County's rezoning program in the mid-1980s, changes occurred to the General Plan that resulted in inconsistencies between the Zoning Ordinance and General Plan. For example, about 300 parcels have zoning that is inconsistent with the General Plan land use designation. In addition, the minimum parcel size for Rural-designated land was increased from one acre to two acres in the General Plan but the associated RA (Rural Agricultural) and CR (Coastal Rural) zones still specify a one-acre minimum. Resolving these problems will require map and text amendments to the Coastal and Non-Coastal Zoning Ordinances.

*Board Initiated Requests:*

- **Housing Impact Mitigation Fee Ordinance (Countywide):** This new ordinance

would eliminate project-by-project assessment of the indirect housing impacts generated by new commercial/industrial uses and substitute a programmatic approach through payment of in-lieu fees. This ordinance is included in the adopted Housing Element as well as the draft 2014-2021 Housing Element.

- **Inclusionary Housing Ordinance (Countywide):** This ordinance will require new housing projects to set aside a percentage of dwelling units for lower-income households. This ordinance is included in the adopted Housing Element that was certified by HCD in October 2011. Staff initiated the analysis required for development of this ordinance in 2012, but the project was put on hold due to competing priorities. The estimated time frame for project completion is 2014.
- **Habitat Connectivity Protection Overlay Zone (Countywide):** Between late 2008 and early 2010, staff completed preliminary recommendations and alternatives for a proposed Habitat Connectivity Protection Overlay Zone. However, the project was put on hold in early 2010 due to competing priorities, such as the Get to Excellence Program, Initial Study Assessment Guidelines update, and Coastal Biology project.
- **Greenbelt Agreements:** Advisory Measure A, initiated by the Board of Supervisors in 1998, recommended that the County and the ten cities adopt existing and future greenbelts by ordinance. However, three Greenbelt agreements remain in Resolution form. In addition, Program 3.1.3 of the Goals, Policies and Programs of the General Plan states that four additional greenbelt agreements should be considered by the County and appropriate cities for Las Posas Valley, Hidden Valley, Upper Ojai, and between Moorpark and Simi Valley north of Hwy 118. Budget reductions in FY2004 effectively eliminated the planner position responsible for overseeing this program.

*Planning Division Recommendations:*

- **Subdivision Ordinance Update (Countywide):** This project would update the Subdivision Ordinance to more accurately reflect the current standards and practices involved in processing subdivision requests. The Subdivision Map Act has been amended a number of times since the Board adopted the current Subdivision Ordinance, and recent court cases have clarified certain requirements of the Subdivision Map Act that should be incorporated as amendments to the ordinance.
- **General Plan, Area Plans, Coastal and Non-Coastal Zoning Ordinance (Countywide):** This project would remove the building coverage standards from the General Plan and Area Plans, and replace them with simplified standards in the Non-Coastal (and Coastal) Zoning Ordinances. This project would also amend select provisions of the Non-Coastal Zoning Ordinance that require clarification. (Estimated Board hearing date: FY 2014-15; Case Planner: Unknown)
- **Area Plan Updates:** The County has adopted ten Area Plans<sup>1</sup> that regulate land uses and discretionary development in specific geographical communities/areas within the unincorporated area of the County. Attachment 2 lists each of the Area Plans and the date of adoption or last major amendment. Area Plans most in need of updating are the North Ventura Avenue Area Plan and the El Rio/Del Norte Area

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<sup>1</sup> Coastal Area Plan, Piru Area Plan, Ojai Valley Area Plan, El Rio/Del Norte Area Plan, North Ventura Avenue Area Plan, Saticoy Area Plan, Ahmanson Ranch Area Plan, Oak Park Area Plan, Lake Sherwood/Hidden Valley Area Plan, and Thousand Oaks Area Plan.

Plan, which are located within the spheres of influence of the City of Ventura and City of Oxnard respectively. A potential funding mechanism for the North Ventura Avenue or El Rio/Del Norte Area Plans is Round 3 of the Sustainable Communities Grant Program, which has an expected application due date in 2014.

- **Update to the Resources Chapter/Appendix of the General Plan (Countywide):** The SEIR for the focused update of the County General Plan illuminated the need to update certain sections within the Resources Chapter and Appendix; some of which have not been updated since the early 1980's. Specifically, the Biological Resources, Water Resources and Farmland Resources sections are in need of updating.

*Privately Initiated Requests:*

- **Piru Motorcross** (Non-Coastal Zoning Ordinance): An amendment to the NCZO is needed for the project applicant to continue processing a Conditional Use Permit for an existing motor-cross facility located outside Piru within the Fillmore-Piru Greenbelt. A pre-screening has not yet been scheduled for the text amendment. (Case Planners: Jay Dobrowalski, Shelley Sussman)

## **E. Summary of New State Legislation and Court Decisions**

### **State Legislation**

The following is a summary of State land use-related legislation, enacted in 2012, that may affect the County General Plan or its implementing ordinances.

- **AB 2308 (Torres) – Land Use (Housing Element):** The Planning and Zoning Law authorizes the State HCD to allow a city or county to substitute the provision of units for up to 25% of the city's or county's obligation to identify adequate sites for any income category in its housing element, if the city or county includes in its housing element a program committing to provide units in that income category within the city or county that will be made available through the provision of committed assistance, during the planning period covered by the element, to very low and low-income households at affordable housing costs or affordable rents, as defined. This bill would authorize a city or county to reduce its share of the regional housing need by the number of units built between the start of the projection period and the deadline for adoption of the housing element, and would the jurisdiction to assign these units to an income category based on actual or projected sales price, rent levels, or other mechanisms establishing affordability. *Last Amend: 3/29/12; Status: 7/09/2012-Chaptered by the Secretary of State, Chapter Number 58, Statutes of 2012*
- **SB 1241 (Kehoe) – Safety Element:** Requires local governments to update safety element for fire hazard planning and to consider fire hazard mitigation in CEQA checklist. Requires OPR to update general plan guidelines and submit proposed changes to the CEQA checklist to the Department of Natural Resources. Adds Sec. 1083.01 of Public Resources Code and amends numerous Government Code sections. *Last Amend: 6/25/12; Status: 9/13/2012-Chaptered by the Secretary of State, Chapter Number 311, Statutes of 2012*
- **SB 1090 (Sen. Gov & Fin) – Existing law** requires each city or county to review or update the land use element of its general plan to include, if a county, an identification

of each legacy community within the boundaries of the county. This bill would instead require the update of the land use element to include, if a county, an identification of each legacy community within the boundaries of the county that is a disadvantaged unincorporated community. The bill would require the update to be based on certain available data, as specified. *Last Amend: 8/20/12; Status: 9/14/2012-Chaptered by the Secretary of State, Chapter Number 330, Statutes of 2012*

## **Court Decisions**

The following is a summary of court decisions in 2012 that may affect implementation of the County's General Plan:

- **Ideal Boat & Camper Storage v. County of Alameda (2012) 208 Cal. App. 4th 301.** Measure D was passed amending the County's General Plan to, among other things, prohibit boat and vehicle storage ("Storage Facilities") and prohibit the expansion of non-conforming uses. The County did not amend the zoning ordinance to conform to the newly adopted general plan. Property owners, who operated a Storage Facility consistent with zoning both before and after Measure D, were denied expansion of their Storage Facilities on the grounds it was inconsistent with newly amended general plan and was therefore a prohibited nonconforming use. Property owners sued asserting that the existing Storage Facility use is not a nonconforming use because Measure D did not change the existing planned development zoning previously legislated for the property, and that zoning still remains in effect.

After observing that the issue of whether zoning must be amended after a general plan change is not before the court, it upheld the county's denial of the expansion of the Storage Facility on the grounds that Measure D prohibited nonconforming uses. The court reasoned that "when a jurisdiction amends its general plan, but fails to amend the corresponding zoning regulations, 'any proposed change in the use or to the site that requires a discretionary action that is consistent with the zoning, but inconsistent with the new general plan provision, would require a finding that the use is consistent with the general plan. Because such a finding could not be made, the inconsistency would effectively create a nonconforming use.'"

- **Friends of Aviara v. City of Carlsbad (2012) 210 Cal. App. 4th 1103.** The City of Carlsbad revised the housing element of its General Plan by identifying an inventory of parcels suitable for low cost housing and noting a number of limitations in the land use element of the general plan which the city would have to be amended to accommodate the identified low income parcels. The City adopted a timeline for the proposed changes in the land use element. Petitioner's sued asserting the changes create an unlawful inconsistency between the housing element and the land use element. The court, however, found no inconsistency because the City set forth a timeline for adoption of the proposed changed. The court noted that the Government Code expressly contemplates that in meeting its housing obligations a local government will need to alter existing land use regulations, including existing limitations in other elements of an adopted general plan. (Gov. Code section 65583(c)(7).)
- **Rialto Citizens for Responsible Growth v. City of Rialto (2012) 208 Cal. App. 4th 899, reh'g denied (Aug. 24, 2012), review denied (Dec. 12, 2012).** The City approved a Walmart Supercenter which included approval of general and specific plan amendments and an ordinance approving a development agreement. Petitioners, a

citizen group, sued arguing the City violated the Planning and Zoning Law in two respects. First, petitioner asserted that the notice of the public hearing on the project before the City Council was defective because it did not include the planning commission's earlier recommendations that the City Council approve the plan amendments and the development agreement. (Gov. Code §§ 65033, 65094.) Second, the group argued that the City erroneously adopted the ordinance approving the development agreement without expressly finding that the provisions of the agreement were consistent with the general and specific plans governing the project site, as the Planning and Zoning Law also requires. (Gov. Code § 65867.5, subd. (b).)

The court agreed that the notice of hearing was defective because it did not include the planning commission's recommendations. It also agreed that the City erroneously adopted the ordinance approving the development agreement without finding that the provisions of the agreement were consistent with the general and specific plans. However, the court found the violations harmless error noting that petitioner made no attempt to show, and the trial court did not find, that either the defective notice of hearing or the omitted factual finding resulted in prejudice, substantial injury, and that a different result was probable absent these errors or omissions. (Gov. § 65010, subd. (b).) Without these factual findings by the trial court, the resolutions approving the plan amendments and the ordinance approving the development agreement were erroneously invalidated as a matter of law.

The court also agreed that under CEQA the project description was inadequate because it did not identify the development agreement as an approval required to implement the project. However, the court held that this omission did not preclude or undermine informed decision-making on the project as a whole or the development agreement, because the ordinance approving the development agreement was duly noticed and considered, along with other project approvals, at the public hearing on the project before the City Council.

**Attachments:**

Attachment 1 – Ventura County General Plan Compliance with State of California General Plan Guidelines

Attachment 2 – Amendment Dates of Ventura County General Plan and Area Plans

Attachment 3 – HCD Tables A, A2, and A3 – Annual Building Report Summary

Attachment 4 – List of 2011 Building Completions in the Lower-income Category by Assessor Parcel Numbers

Attachment 5 – HCD Table B – Regional Housing Needs Allocation Progress

Attachment 6 – HCD Table C – Program Implementation Status

# Attachment 1

## Ventura County General Plan Compliance with State General Plan Guidelines

State Requirements	Ventura County General Plan Chapters And Appendices			
	Resources	Hazards	Land Use	Public Facilities and Services
<b>Land Use Element:</b>				
Housing			X	
Business			X	
Industry			X	
Open Space	X	X	X	X
Agriculture	X		X	
Scenic Beauty	X			
Education				X
Public Buildings & Grounds				X
Solid & Liquid Wastes		X		X
Population Density/Building Intensity			X	
Flooding		X		X
Timberland Production	X		X	
<b>Circulation Element:</b>				
Major Thoroughfares				X
Transportation Routes				X
Terminals				X
Utilities				X
<b>Housing Element</b>			X	
<b>Conservation Element:</b>				
Water	X			X
Hydraulic Force		X		X
Forests	X			
Soils	X			
Rivers	X	X		X
Harbors				X
Fisheries	X			
Wildlife	X			
Minerals	X			
<b>Open Space Element</b>	X		X	
<b>Noise Element</b>		X		
<b>Safety Element</b>		X		X

## Attachment 2

### Last Amendment Date of Ventura County General Plan and Area Plans

Document Title	Date of <i>comprehensive</i>	Date adopted or last amended
<b>Countywide General Plan:</b>	2005	
Goals, Policies and Programs		06-28-11
Resources Appendix		06-28-11
Hazards Appendix		06-28-11
Land Use Appendix		06-28-11
Public Facilities and Services Appendix		05-08-07
<b>Area Plans:</b>		
Ahmanson Ranch Area Plan <sup>2</sup>	1998	12-15-92
Coastal Area Plan	1989	09-16-08
El Rio/Del Norte Area Plan	1996	06-28-11
Lake Sherwood/Hidden Valley Area Plan	2005*	04-06-10
North Ventura Avenue Area Plan	1988	12-11-90
Oak Park Area Plan	1988	11-15-05
Ojai Valley Area Plan	1996	11-15-05
Piru Area Plan	2008	06-28-11
Saticoy Area Plan	1992	05-04-04
Thousand Oaks Area Plan	2005*	04-06-10

\* Updates included revisions to population and density tables as well as land use maps. Amendments were significant but not comprehensive.

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<sup>2</sup> Ahmanson Ranch Area Plan should be rescinded when Development Agreement expires (2017).



# Attachment 3

## HCD Tables A, A2 and A3

### 2012 Annual Building Report Summary

Table A  
Annual Building Activity Report Summary - New Construction  
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information										Housing with Financial Assistance and/or Deed Restrictions			Housing without Financial Assistance or Deed Restrictions		
1	2	3	4				5	5a	6	7	8				
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note: below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions				
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income									
All Single-family - see attached for list of APNs	SF	Unknown	3	4			7				see GP Annual Report text				
All mobilehomes - see attached for list of APNs	MH	Unknown		1			1								
All Second Dwelling Units - see attached for list of APNs	SU	Unknown		3			3								
All Multi-family Dwelling Units - See attached for list of APNs	MF	Unknown	58				58								
All Caretaker Dwelling Units - See attached for list of APNs	CU	Unknown	4				4								
(9) Total of Moderate and Above Moderate from Table A3										6	20	26			
(10) Total by income Table A/A3										65	8	6	20	99	
(11) Total Extremely Low-Income Units*										13					

\* Note: These fields are voluntary

Table A2

### Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Income				(4) The Description should adequately document how each unit complies with subsection (c) (7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

\* Note: This field is voluntary

Table A3

### Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	3	1		2		6	
No. of Units Permitted for Above Moderate	18			1	1	20	

\* Note: This field is voluntary

## **Attachment 4**

### **List of 2011 Building Completions in the Lower-income Category by Assessor Parcel Numbers**

This information supplements Attachment 3, HCD Table A.

#### **Single Family Dwelling Units**

673-0-150-700  
043-0-020-025  
646-0-071-100  
505-0-052-065  
502-0-050-150  
673-0-080-210  
056-0-200-130

#### **Second Dwelling Units**

(60% of these are counted towards lower-income inventory as documented in section 3.3.7.1 of the General Plan Land Use Appendix)

110-0-071-175  
109-0-311-050  
695-0-430-045  
110-0-381-365  
034-0-120-115  
109-0-401-115  
503-0-020-125

#### **Farmworker/Animal Caretaker Dwelling Units**

(Farmworker/Animal Caretaker Dwelling Units are divided in half between extremely low and very low categories documented in section 3.3.5 of the General Plan *Land Use Appendix*)

694-0-160-030 (2 units)  
239-0-020-010  
163-0-130-465 (4 units)  
694-0-170-270

#### **Multi Family Dwelling Units**

055-202-010 (65 units)

#### **Mobilehome Units**

108-0-180-145  
064-0-270-090

# **Attachment 5 – HCD Table B** **Regional Housing Needs Allocation Progress**

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		Year 1 - 2006	Year 2 - 2007	Year 3 - 2008	Year 4 - 2009	Year 5 - 2010	Year 6 - 2011	Year 7 - 2012	Year 8	Year 9	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level											
Very Low	Deed											
	Restricted Non-Deed restricted	10	10	18	7	10	8	78			141	184
Low	Deed											
	Restricted Non-Deed restricted	101	13	12	14	13	9	8			170	80
Moderate	Deed											
	Restricted Non-Deed restricted	185	74	18	20	14	9	6			326	-35
Above Moderate		164	128	97	62	43	33	20			547	11
Unknown		5	5	14	7	1	1	0			34	
Total RHNA by COG. Enter allocation number:		488	230	159	110	81	60	112			1,218	220
Total Units												
Remaining Need for RHNA Period												

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

## Attachment 6 – HCD Table C

### Housing Element Program Implementation Status

Housing Element Program	Objective	Deadline	Status of Implementation
<b>Population and Dwelling Unit Forecast:</b> The Planning Division will continue to update the population and dwelling unit forecasts of the County General Plan periodically, in consultation with the cities, and subject to the approval of the Board of Supervisors. The County General Plan will be periodically updated to incorporate the updated forecasts and to revise County goals, policies and programs as necessary. (Program 3.3.3-1)	Ensure General Plan Consistency and provision of adequate public services and facilities.	N/A	Ongoing; Updates to population and dwelling unit forecasts were completed for the recently adopted and certified (2011) Housing Element. The 2014-2021 Housing Element will again be updated with even newer data including 2010 Census data.
<b>Population and Dwelling Unit Monitoring:</b> The Planning Division will monitor population and dwelling unit growth to evaluate consistency of actual development patterns with adopted forecasts for the various subareas of the County. In cases where discretionary development would individually or cumulatively exceed the forecasts in a given subarea, the Planning Division will bring the information to the attention of the decision-making body. (Program 3.3.3-2)	Ensure General Plan Consistency and provision of adequate public services and facilities.	N/A	Ongoing; Updates to population and dwelling unit forecasts were completed for the recently adopted and certified (2011) Housing Element. The 2014-2021 Housing Element will again be updated with even newer data including 2010 Census data.
<b>Housing Preservation:</b> The Resource Management Agency (Planning, Building and Safety, Environmental Health) will continue the enforcement of zoning, building and safety and public health codes on a complaint or voluntary request basis (ongoing). (Program 3.3.3-3(1))	Preservation of existing housing stock.	N/A	This program has been and continues to be implemented on an ongoing basis in the code enforcement section of RMA.
<b>Housing Preservation:</b> To the extent that Federal and State housing grants are available, the County Executive Office with the assistance of the Resource Management Agency will continue to administer grant/loan programs to assist households with resolving housing health and safety code violations, i.e., building and safety, fire, or public health (ongoing). (Program 3.3.3- 3 (2))	Preservation of existing housing stock.	N/A	This program was successfully implemented. The County Executive Office pursued numerous funding sources in an effort to preserve the existing housing stock, including CalHOME funds for mobile home rehabilitation and replacement. The successes of this program are discussed in more detail in Section

Housing Element Program	Objective	Deadline	Status of Implementation
<b>Housing Preservation:</b> The Planning Division will continue the Mobilehome Park Rent Review Program to assure that the amount of rent does not increase more than set forth in the Mobilehome Park Rent Review Ordinance (ongoing). (Program 3.3.3-3(3))	Preservation of existing housing stock.	N/A	The Planning Division administers this program on an ongoing basis. The tri-annual report to the Board of Supervisors regarding this program indicates that 143 requests for rent increases were processed through the Mobilehome Park Rent Review Board during the reporting period.
<b>Housing Rehabilitation:</b> The Resource Management Agency (Planning, Building and Safety, Environmental Health) will continue to notify and direct affected property owners to the County Executive Office regarding possible grants/loans to resolve health and safety code violations involving housing (ongoing). To the extent that Federal and State grants and local housing funds are available, the County Executive Office will continue to provide low cost loans to lower-income households for the rehabilitation of housing units that have health and safety code violations (ongoing). (Program 3.3.3-4(1))	Preservation and rehabilitation of existing housing stock.	N/A	<p>Ongoing. The County Executive Office utilized federal, state and local funds for rehabilitation programs administered by other organizations for rehabilitation of lower-income owner occupied households in order to maintain suitable living environments.</p> <p>The County Executive Office did not provide or seek assistance for renter-occupied housing units due to the logistical problems associated with monitoring, reporting, etc.</p>
<b>Housing Rehabilitation:</b> The Planning Division will continue to maintain the existing "Build It Smart" information and news web site to encourage energy- and resource-efficient building practices. The Community Action of Ventura County should continue its energy conservation, energy education, appliance repair or replacement, home weatherization and home rehabilitation programs for existing eligible homeowners and renters housing units (ongoing).(Program 3.3.3-4(2))	Preservation of existing housing stock; Encourage energy- and resource- efficient building practices.	N/A	Ongoing
<b>Housing Rehabilitation:</b> To the extent that Federal, State or local funds are available, the County Executive Office will provide low cost loans to lower-income households for room additions or second dwelling units to help reduce overcrowding (ongoing). (Program 3.3.3-4(3))	Rehabilitation of existing housing stock and relief from over-crowding.	N/A	Ongoing. The Community Action Ventura County (CAVC) implements this program using a State Community Services Block Grant, private sources of donations, American Recovery and Reinvestment Act funds, as well as Home Energy Assistance Program (HEAP) funds for financial assistance to low-income households with either their monthly gas or electric bills. During the 2009-2010 timer period, CAVC's revenues totaled \$6,473,097.

Housing Element Program	Objective	Deadline	Status of Implementation
<b>Housing Opportunity and Diversity:</b> The County Executive Office will continue to administer available Federal and State grants and local housing funds in order to facilitate the development of affordable owner-occupied and rental housing for lower-income households, and for those households with identified special needs (farmworkers, elderly, mentally ill, handicapped, homeless), and notify other interested housing agencies and non-profit organizations annually and as funding becomes available for lower-income and special needs housing (ongoing). (Program 3.3.3.-5(1))	Ensure diversity of housing types and housing opportunities for special needs households.	N/A	During the planning period, the County Executive Office utilized federal grant and RDA funding towards the development of 70 units of affordable owner-occupied and rental farmworker housing in the unincorporated area.
<b>Housing Opportunity and Diversity:</b> The Area Housing Authority should continue to administer subsidies to assist eligible <i>lower-income</i> households in renting affordable housing. (Program 3.3.3-5(2))	Ensure diversity of housing types and housing opportunities for special needs households	N/A	The Area Housing Authority of the County of Ventura (AHA) provides Section 8 Vouchers to the areas of Fillmore, Moorpark, Ojai and the unincorporated areas of Ventura County. The AHA also provides assistance to cities outside the Entitlement Area including Camarillo, Thousand Oaks and Simi Valley. In the AHA service area, there are a total of 355 public housing units (including 193 for elderly and/or disabled; 18 are specifically for disabled). As of the end of the Fiscal Year, the number of units leased averaged 2,469.

Housing Element Program	Objective	Deadline	Status of Implementation
<p><b>Housing Opportunity and Diversity:</b> The Planning Division will pursue the following actions during 2010 - 2011 to promote special needs housing:</p> <ul style="list-style-type: none"> <li>• Process an amendment to the Non-Coastal and Coastal Zoning Ordinances to clarify which zones allow</li> <li>• Special needs housing (e.g., emergency shelters, transitional housing, supportive housing, SROs), and to expressly establish a process to approve deviations from zoning standards to meet the reasonable accommodation requirements of the Federal Fair Housing Act, and the California Fair Employment and Housing Act.</li> <li>• Process an amendment to the Non-Coastal Zoning Ordinance to comply with CA Government Code section 65583(a)(4) to permit emergency shelters in the Commercial Planned Development zone without a conditional use permit or other discretionary permits and define transitional and supportive housing as residential uses subject to the same restrictions that apply to other housing in the same zone.</li> <li>• Update the Planning Division's website to include information regarding special needs housing. (Program 3.3.3-5(3))</li> </ul>	<p>Ensure diversity of housing types and housing opportunities for special needs households and ensure compliance with state and federal laws.</p>	<p>N/A</p>	<p>All components of this program were implemented with adoption of the Housing Element in June 2011.</p>
<p><b>Housing Opportunity and Diversity:</b> Appropriate non- profit organizations (e.g., Community Action of Ventura County and Project Understanding) should continue to provide loans and/or grants to <i>lower-income</i> individuals, families, senior citizens, handicapped or disabled persons who are either homeless or "at risk of becoming homeless" 3.3.3-5 (4)</p>	<p>Ensure diversity of housing types and housing opportunities for special needs households.</p>	<p>N/A</p>	<p>Ongoing; CDBG was the source of funding for this program during the planning period. The Commission and Project Understanding successfully utilized \$821,323 for food and motel vouchers and grants for rental assistance for persons at risk of becoming homeless.</p>



Housing Element Program	Objective	Deadline	Status of Implementation
<p><b>Housing Opportunity and Diversity:</b> The Ventura County Homeless and Housing Coalition Community Action of Ventura County should continue to:</p> <ul style="list-style-type: none"> <li>Annually survey the number of homeless persons in the County;</li> <li>Seek feasible and effective strategies to prevent homelessness and house homeless persons and families;</li> <li>Research the funding sources available to deal with homelessness; and</li> <li>Participate on the Interagency Council on Homelessness to implement the 10-Year Strategy to End Homelessness for Ventura County. (Program 3.3.3-5(5))</li> </ul>	Ensure diversity of housing types and housing opportunities for special needs households.	N/A	Ongoing; The Ventura County Homeless and Housing Coalition (VCHHC) turned over the responsibility for the annual homeless count and survey and management of the annual Continuum of Care NOFA process to the County Executive Office. The VCHHC also began the process of updating the 10-Year Strategy to End Homelessness in Ventura County to reflect progress and new federal policies and requirements.
<p><b>Housing Opportunity and Diversity:</b> Ventura County Human Services Agency will continue to financially support, and the County Executive Office will continue to actively participate on, the Ventura County Interagency Council on homelessness and with each of the cities within Ventura County to facilitate the implementation of the 10-Year Strategy to End Homelessness for Ventura County. (Program 3.3.3-5(6))</p>	Ensure diversity of housing types and housing opportunities for special needs households.	N/A	Ongoing; During the planning period, the Ventura Council of Governments agreed to assume the role of the Interagency Council on Homelessness. Therefore, the County Human Services Agency is no longer financially supporting the former Council. Otherwise, this activity is ongoing.
<p><b>Housing Opportunity and Diversity:</b> During FY 2008- 2009, the County Executive Office and Planning Division will complete the recommended actions of the County Redevelopment Agency's Piru Housing Plan. Residential projects within the Redevelopment Area and Piru expansion area will provide for the construction or rehabilitation of very low-income, low-income and/or moderate-income housing per the requirements of California Redevelopment Law and Piru Area Plan policies, as applicable. (Program 3.3.3.-5(7))</p>	Ensure diversity of housing types and housing opportunities for special needs households.	N/A	This program was completed during the planning period.
<p><b>Housing Opportunity and Diversity:</b> During 2011, the Planning Division will process an amendment to Articles 16 and 19 of the Non-Coastal Zoning Ordinance to conform with the provisions of State law, and evaluate the deferment of processing fees (excluding EIRs), reduction of development standards, and improvement fees (e.g., Park, Flood Control, Sheriff, Fire, Water Service and Sanitation) for qualified affordable housing. (Program 3.3.3-5(10))</p>	Ensure diversity of housing types and housing opportunities for special needs households.	During FY 2012-13	In 2012-13 (concurrent with the Housing Element update), the Planning Division updated and the Board adopted revisions to Articles 16 and 19 that incorporated the density bonus provisions for condominium conversions into Article 16, the Density Bonus Program.

Housing Element Program	Objective	Deadline	Status of Implementation
<p><b>Housing Opportunity and Diversity:</b> The Planning Division, in consultation with farmworker housing organizations, will pursue the following actions to encourage the construction of extremely low-income and very low-income farmworker housing:</p> <ul style="list-style-type: none"> <li>Process an amendment to the General Plan and Non-Coastal Zoning Ordinance to allow for the creation of parcels less than 40 acres in the AE zone for Farmworker Housing Complexes within or adjacent to City Spheres of Influence or adjacent to city boundaries (2010-11).</li> <li>Prepare informational brochure and website information regarding Farmworker and Animal Caretaker Dwelling Units and Farmworker Housing Complexes (2011-12). (Program 3.3.3-5(8))</li> </ul>	Ensure diversity of housing types and housing opportunities for special needs households.	N/A	These programs were completed during the planning period.
<p><b>Housing Opportunity and Diversity:</b> The Planning Division will pursue the following actions to promote the construction of second dwelling units for lower-income households:</p> <ul style="list-style-type: none"> <li>Solicit and assemble pre-approved building plans for Second Dwelling Units, and update informational brochures and website to include this information (2011-12). (Program 3.3.3-5(9))</li> <li>Process an amendment to the Non-Coastal Zoning Ordinance to allow second dwelling units on non-conforming lots subject to the same standards as conforming lots, and increase the size of second dwelling units to 1,800 square feet on parcels of 40 acres or farmworker families (2010-11).</li> </ul>	Ensure diversity of housing types and housing opportunities for special needs households.	Part II - 2012	<p>The first component of this program was initiated by meeting with an interested architect to discuss ways to implement this action. However due to lack of funding and competing priorities, this component has not been completed.</p> <p>The second component was completed concurrently with the adoption of the updated Housing Element in June 2011. Therefore, the second component of this program was successfully completed.</p>
<p><b>Housing Opportunity and Diversity:</b> During 2011, the Planning Division will prepare and process an amendment to the Non-Coastal and Coastal Zoning Ordinances to require that residential development projects of 10 or more dwelling units provide lower-income residential units. (Program 3.3.3-5 (12))</p>	Ensure diversity of housing types and housing opportunities for special needs households.	2011	Ongoing; The Planning Division initiated research on this program in 2011, including, the feasibility of implementing an inclusionary housing ordinance that targets housing projects of 10 or more units. In addition, the Division researched costs and developed a timeline for this program. However, due to competing priorities, this program was postponed until the 2013-2021 Housing Element is completed.

Housing Element Program	Objective	Deadline	Status of Implementation
<p><b>Housing Opportunity and Diversity:</b> The Planning Division will pursue the following actions to increase the supply of unincorporated vacant land zoned for a minimum of 20 dwelling units per acre, subject to lower-income housing requirements for extremely low-income, very low-income, and low-income households:</p> <ul style="list-style-type: none"> <li>• Inventory, assess and propose to the Board of Supervisors a list of potential parcels suitable for residential development of 16 or more dwelling units with a minimum density of 20 dwelling units per acre (July 2009).</li> <li>• Prepare an EIR covering the development impacts of the Board-selected parcels (2009-2010).</li> <li>• Process amendments to a) the General Plan and Area Plans to increase density on selected parcels and incorporate lower-income housing requirements, b) Non-Coastal Zoning Ordinance Code text to allow ministerial residential permits on selected parcels (e.g., overlay zone, commercial/residential mixed-use) and c) change the zoning of the selected parcels (2010).3.3.3-5(11))</li> </ul>	Ensure diversity of housing types and housing opportunities for special needs households.	N/A	<p>All components of this program were implemented concurrently with adoption of the Housing Element in June 2011. In summary, six parcels were re-zoned to high density residential (20du/ac) for a potential of 250 low-income units. Therefore, this program was successfully completed.</p>
<p><b>Housing Opportunity and Diversity:</b> The Planning Division will continue to monitor State legislation regarding housing, and will submit budgetary proposals to the Board of Supervisors as necessary to amend the County General Plan and Zoning Ordinance to ensure consistency with State law. (Program 3.3.3-5 (13))</p>	Ensure Housing Element and General Plan remains consistent with State law.	N/A	<p>Ongoing; In 2012, the Planning Division participated in the 5th cycle RHNA process and processed amendments to update the Housing Element.</p> <p>In 2012-13 (concurrently with the Housing Element update), the Planning Division processed amendments to Articles 16 and 19 to update the County's Density Bonus provisions to be consistent with state law.</p>
<p><b>Housing Equality:</b> The County will continue to fund, along with the cities, the Fair Housing Program to provide counseling and referral, affirmative action, and publications relative to fair housing laws, and tenant-landlord rights. (Program 3.3.3-6 (1))</p>	Ensure housing equality.	N/A	<p>The County Executive Office maintains an annual contact with the Housing Rights Center to promote, encourage, and support equal opportunity in the housing market and enforce laws and regulations prohibiting discrimination.</p>

Housing Element Program	Objective	Deadline	Status of Implementation
<p><b>Housing Equality:</b> Community Action of Ventura County's legal department should continue to advise, or refer for legal counseling, constituents regarding tenant- landlord rights (Program 3.3.3-6(2)).</p>	<p>Ensure housing equality.</p>	<p>N/A</p>	<p>The Legal Department of the Community Action of Ventura County (CAVC) is funded by grants from the State of California and several cities in Ventura County. The California Department of Community Services &amp; Development, the cities of Ventura, Santa Paula, and Simi Valley provide these grants to CAVC to enable CAVC to provide "no cost" legal assistance to the "low income," "homeless," or needy residents of their respective cities/ counties.</p> <p>The Legal Department of CAVC also provides legal assistance at reasonable rates where clients do not qualify for "no cost" services under the CSBG or CDBG grants.</p>
<p><b>Population and Housing Section Update:</b> Planning Division, with the help of other public and private organizations, will continue to monitor Countywide construction and demolitions and estimate population trends, and periodically assess the progress in attaining County's housing goals, policies, and programs. Housing factors that should be monitored and estimated include:</p> <ul style="list-style-type: none"> <li>• Housing construction and demolition by dwelling unit type and affordability category.</li> <li>• Housing tenure and vacancy rates.</li> <li>• Population increases and distribution.</li> <li>• Employment generation and housing demand of proposed projects.</li> <li>• Number of homeless persons and their distribution.</li> <li>• Land available for the construction of lower- and moderate-income housing and farmworker housing.</li> <li>• Evaluation of General Plan housing goals, policies and programs annually as required Government Code. (Program 3.3.3-7 (1))</li> </ul>	<p>Ensure that Housing Element goals, policies, and programs meet the requirements of State housing law.</p>	<p>N/A</p>	<p>The County continues to implement the Development Monitoring Program. The Monitoring program tracks residential development from the time plans are submitted through plan approval, recordation and eventual build-out. The program monitors the number and type of dwelling units for tract maps, parcel maps, and other land divisions. This data is used to determine consistency with the Air Quality Management Plan (AQMP), 208 Water Quality Management Plan, population and dwelling unit projections, transportation planning programs, and for other planning purposes.</p> <p>The Planning Division prepares a General Plan Annual Report that assesses the status of the General Plan and the progress of its implementation every year. This report also includes Ventura County's progress in meeting its share of the regional housing needs.</p>
<p><b>Population and Housing Section Update:</b> The Planning Division will periodically prepare an update to the Population and Housing Section of the General Plan as appropriate, but not less than that required by State law, to reflect the results of the periodic reassessment of the County's housing needs, objectives, and implementation programs. (Program 3.3.3-7(2))</p>	<p>Ensure that Housing Element goals, policies, and programs meet the requirements of State housing law.</p>	<p>N/A</p>	<p>The County revised the Population and Housing Section of the General Plan in June of 2011, and again updated this data in 2013, as required by the California Government Code for the 2014-2021 Housing Element.</p>